

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 12, 1967

Appeal No. 9287 Howard Chambers, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

EFFECTIVE DATE OF ORDER - August 8, 1967

ORDERED:

That the appeal for a variance from the side yard requirements of the R-2 District to permit second-story addition to rear of dwelling at 4362 D Street, S.E., lot 59, Square 5399, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The lot has a frontage of 17.45 feet on D Street and a depth of 109.50 feet to a 16-foot public alley on the rear. The lot contains an area of 1,898 square feet.
3. The lot is improved with a semi-detached single-family dwelling and the appellant proposes to erect a second-story rear addition over an existing porch at the rear of the building. The proposed addition will be 8 feet, by 13 feet, 8 inches in size and will not cover any additional land, being the same in size as the existing porch.
4. The proposed addition will not create any over-occupancy of the lot under present Zoning Regulations.
5. The building is nonconforming by reason of the lack of side yards meeting the standards and requirements of the present Zoning Regulations. To provide two 8-foot side yards would preclude the erection of any addition to the building.
6. There was no objection to the granting of this appeal registered at the public hearing.

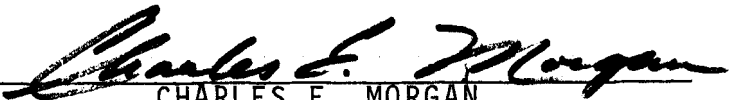
OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations, and that a denial of the requested relief would result in peculiar and practical difficulties and undue hardship upon the owner. We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.